

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Main Drive, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$585,000

&

\$635,000

Median sale price

Median price \$455,750

House

Unit

X

Suburb

Bundoora

Period - From 01/07/2018

to

30/06/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/50 Arthur St BUNDOORA 3083	\$620,000	29/05/2019
2	9/40 Springthorpe Blvd MACLEOD 3085	\$615,000	04/02/2019
3	5/62 Rathcown Rd RESERVOIR 3073	\$550,500	12/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  1  2

Rooms:
Property Type: Townhouse
Land Size: 123 sqm approx
 Agent Comments

Indicative Selling Price
 \$585,000 - \$635,000
Median Unit Price
 Year ending June 2019: \$455,750

Comparable Properties



1/50 Arthur St BUNDOORA 3083 (REI/VG)

Agent Comments

 3  2  1

Price: \$620,000
Method: Private Sale
Date: 29/05/2019
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 157 sqm approx



9/40 Springthorpe Blvd MACLEOD 3085 (REI/VG)

Agent Comments

 2  2  1

Price: \$615,000
Method: Private Sale
Date: 04/02/2019
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 126 sqm approx

5/62 Rathcown Rd RESERVOIR 3073 (VG)

Agent Comments

 2  -  -

Price: \$550,500
Method: Sale
Date: 12/04/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)